

MAIN STREET CORRIDOR THIRD SUBDIVISION
PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 3 EAST,
CITY OF MISHAWAKA, PENN TOWNSHIP, ST. JOSEPH COUNTY, INDIANA.

LEGAL DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 3 EAST, PENN TOWNSHIP, CITY OF MISHAWAKA, ST. JOSEPH COUNTY, INDIANA WHICH IS DESCRIBED AS: COMMENCING AT THE INTERSECTION OF THE WEST LINE OF MAIN STREET WITH THE NORTHERLY RIGHT-OF-WAY LINE OF THE CANADIAN NATIONAL (AKA GRAND TRUNK) RAILROAD; THENCE AROUND A 8652.90 FOOT RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 494.96 FEET TO THE END OF A CHORD BEARING S. 88°56'22" E. AND HAVING A LENGTH OF 494.89 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SARAH STREET; THENCE S. 00°27'17" E. ALONG SAID WEST LINE A DISTANCE OF 57.99 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF A 14 FOOT WIDE PUBLIC ALLEY; THENCE S. 83°07'19" W. ALONG SAID SOUTH LINE A DISTANCE OF 139.15 FEET TO THE NORTHWEST CORNER OF LOT # 39 IN THE PLAT OF "BATTELL'S SUBDIVISION OF FARM LOT 2" AS RECORDED IN PLAT BOOK # 8 ON PAGE # 55 IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA RECORDER'S OFFICE; THENCE S. 00°25'12" E. ALONG THE WEST LINE OF SAID LOT AND ITS SOUTHERLY EXTENSION A DISTANCE OF 184.65 FEET TO THE SOUTH LINE OF MARION STREET; THENCE S. 89°43'00" W. ALONG SAID SOUTH LINE A DISTANCE OF 138.39 FEET TO THE NORTHWEST CORNER OF LOT # 29 IN SAID "BATTELL'S SUBDIVISION OF FARM LOT 2"; THENCE S. 00°29'39" E. ALONG THE WEST LINE OF SAID LOT # 29 AND LOT # 4 IN SAID SUBDIVISION AND SAID WEST LINE'S SOUTHERLY EXTENSION A DISTANCE OF 333.01 FEET TO THE SOUTH LINE OF BROADWAY STREET; THENCE S. 89°43'00" W. ALONG SAID SOUTH LINE A DISTANCE OF 342.46 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF LOT # 17 IN BLOCK # 67 OF THE PLAT OF "BATTELL'S SUBDIVISION OF BLOCKS 67 AND 68" AS RECORDED IN PLAT BOOK # 8 AND PAGE # 17 IN THE RECORDS OF SAID RECORDER'S OFFICE EXTENDED SOUTH; THENCE N. 00°18'44" W. ALONG SAID EAST LINE AND ITS SOUTHERLY EXTENSION AND THE EAST LINE OF LOT # 10 IN SAID SUBDIVISION A DISTANCE OF 331.48 FEET TO THE NORTHEAST CORNER OF SAID LOT #10 AND THE SOUTH LINE OF MARION STREET; THENCE S. 89°40'49" W. ALONG SAID SOUTH LINE A DISTANCE OF 216.00 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF LOT # 6 IN BLOCK # 68 IN SAID PLAT OF "BATTELL'S SUBDIVISION OF BLOCKS 67 AND 68" EXTENDED SOUTH; THENCE N. 00°18'44" W. ALONG SAID WEST LINE AND ITS SOUTHERLY EXTENSION A DISTANCE OF 180.12 FEET TO THE NORTH LINE OF SAID SUBDIVISION; THENCE N. 89°42'59" E. ALONG SAID NORTH LINE A DISTANCE OF 350.41 FEET TO THE WEST LINE OF MAIN STREET; THENCE N. 00°28'57" W. A DISTANCE OF 73.51 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.40 ACRES MORE OR LESS AND COMPRISED OF EIGHT (8) LOTS.

SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS AND RESTRICTIONS OF RECORD.

EASEMENT NOTE:

TO THE BEST OF OUR RESEARCH, AND FROM THE INFORMATION SUPPLIED TO US BY THE OWNER(S), ALL EASEMENTS OF RECORD ARE SHOWN ON THIS PLAT.

FLOOD PLAIN NOTE:

THIS PARCEL DOES NOT FALL WITHIN THE FLOOD HAZARD AREA AS DEFINED ON AND SCALED FROM THE COMMUNITY PANEL MAPS ESTABLISHED BY H.U.D. FOR FLOOD INSURANCE. PANEL NO. 18141C0216D , DATED JANUARY 6, 2011.

STREET CLASSIFICATION NOTE:

NAME	CLASSIFICATION	WIDTH
1. MAIN STREET	MINOR ARTERIAL	AS SHOWN
2. SARAH STREET	MINOR	AS SHOWN
3. BROADWAY BLVD.	MINOR ARTERIAL	AS SHOWN
4. MARION STREET	MINOR	AS SHOWN

BUILDING ENCROACHMENT NOTE:

THERE ARE NO ENCROACHMENTS OF EXISTING STRUCTURES UPON THE BUILDING SETBACKS, LOT LINES OR EASEMENTS CREATED IN THE HEREIN SUBDIVISION.

WATER AND SEWER NOTE:

LOTS SHOWN ON THIS PLAT SHALL BE SERVICED BY MUNICIPAL WATER AND SANITARY SEWER FACILITIES LOCATED ADJACENT TO SITE.

GENERAL SURVEY DISCLAIMER NOTES:

THE INFORMATION SHOWN ON THIS DRAWING IS INTENDED FOR THE CLIENT ONLY. ANY REUSE WITHOUT WRITTEN VERIFICATION AND ADAPTATION BY THE LAND SURVEYOR FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE LAND SURVEYOR.

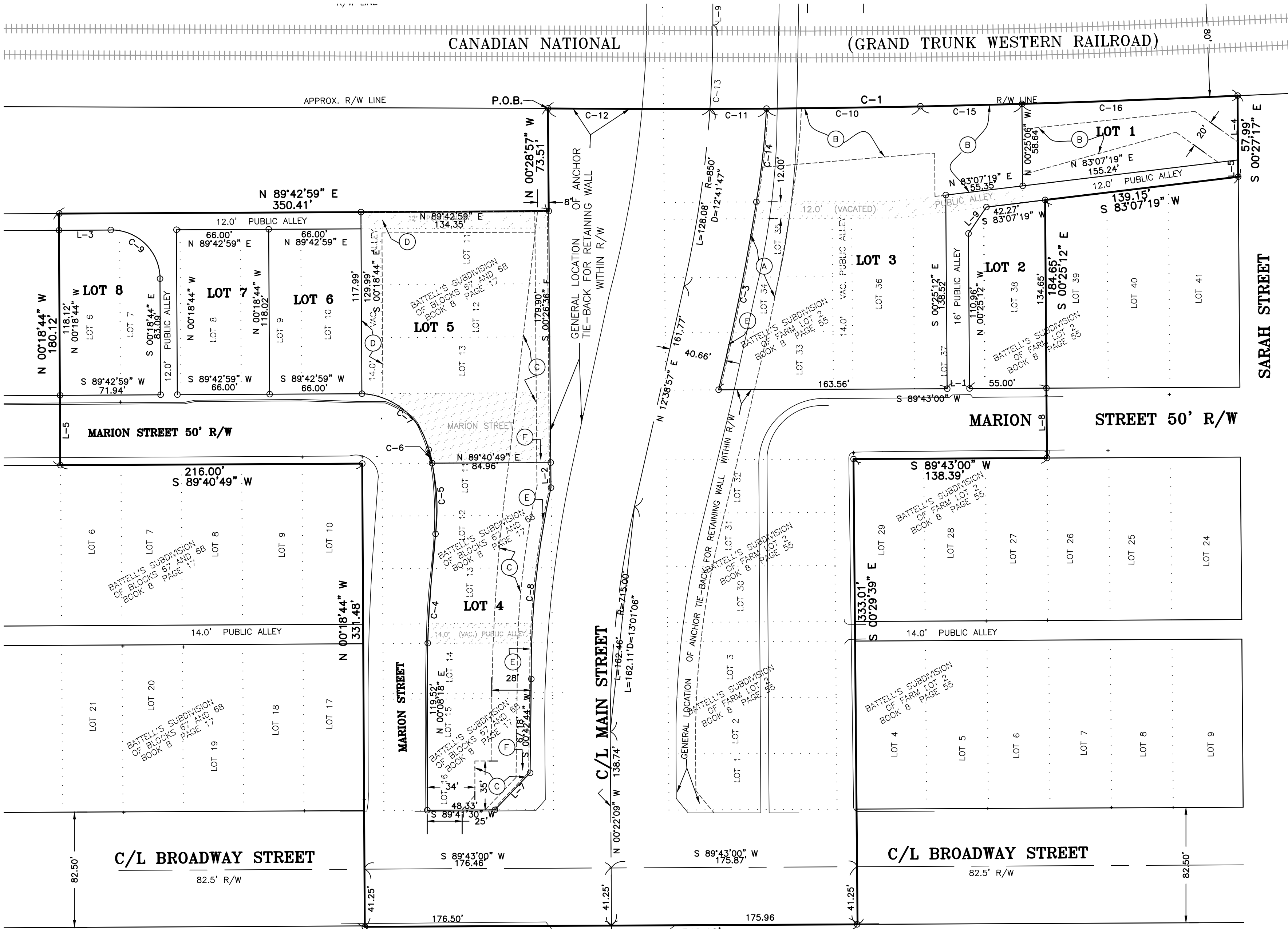
ANY UTILITY OR EASEMENT LOCATIONS, IF SHOWN, ARE APPROXIMATE. THE CLIENT MUST FIELD VERIFY UTILITY LOCATIONS WITH THE RESPECTIVE UTILITY COMPANY. THIS LAND SURVEYOR ASSUMES NO LIABILITY FOR THE ACCURACY OF THE LOCATION OR SIZE OF EXISTING UTILITIES OR THE EXISTENCE OR NONEXISTENCE OF ADDITIONAL UNDERGROUND UTILITIES OR STRUCTURES.

NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE POLICY, CONTRACTS AND LOCAL BUILDING, ZONING AND SUBDIVISION ORDINANCES.

UNLESS SPECIFICALLY SHOWN HEREON, THIS SURVEY DOES NOT PURPORT TO INDICATE THE PRESENCE OR ABSENCE OF WETLANDS AND HAZARDOUS OR ENVIRONMENTALLY INJURIOUS MATERIALS. THE SURVEYOR EXPRESSLY DISCLAIMS ANY RESPONSIBILITY OR LIABILITY FOR THE SAME.

ANY INFORMATION ON THIS DRAWING IS NOT INTENDED TO BE SUITABLE FOR REUSE BY ANY PERSON, FIRM OR CORPORATION OR ANY OTHERS ON EXTENSION OF THIS PROJECT OR FOR ANY USE ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION AND ADPTION BY THE ENGINEER, ARCHITECT OR SURVEYOR FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE ENGINEER, ARCHITECT OR SURVEYOR.

ALL UNDERGROUND UTILITIES MUST BE FIELD VERIFIED BY THE CONTRACTOR BEFORE ANY CONSTRUCTION MAY BEGIN.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C-1	8652.90'	494.96'	494.89'	S 88°-56'-22"E
C-2	35.00'	51.03'	46.63'	N 41°-21'-04"E
C-3	1604.14'	137.14'	137.10'	N 11°-22'-27"E
C-4	1251.34'	78.40'	78.39'	N 04°-07'-26"E
C-5	154.96'	50.91'	50.69'	N 88°-52'-03"E
C-6	154.96'	9.82'	9.82'	N 14°-07'-27"W
C-7	51.87'	66.90'	62.36'	N 49°-55'-35"W
C-8	613.39'	137.89'	137.60'	S 08°-52'-36"W
C-9	35.00'	54.96'	49.49'	S 45°-17'-53"W
C-10	8652.90'	110.06'	110.06'	N 89°-10'-42"E
C-11	8652.90'	40.45'	40.45'	N 89°-40'-36"E
C-12	8652.90'	115.91'	115.91'	S 89°-48'-20"E
C-13	850.00'	60.27'	60.25'	N 01°-59'-03"E
C-14	577.17'	67.23'	67.19'	N 08°-12'-54"E
C-15	8652.90'	72.73'	72.73'	N 88°-34'-23"E
C-16	8652.90'	155.81'	155.81'	N 87°-48'-59"E

LINE	LENGTH	BEARING
L-1	16.00'	S 89°-43'-00" W
L-2	18.04'	S 00°-27'-17" E
L-3	36.84'	N 89°-42'-59" E
L-4	45.82'	S 00°-27'-17" E
L-5	12.08'	N 00°-18'-44" W
L-6	50.00'	S 00°-28'-27" E
L-7	36.53'	N 43°-38'-43" E
L-8	50.00'	N 00°-25'-12" W
L-9	22.83'	N 34°-17'-48" E

SURVEYOR'S CERTIFICATE

I, R.L. HARNER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA: THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED OR CERTIFIED BY ME ON THE 27th DAY OF FEBRUARY 2013; THAT THE LOCATION, SIZE, TYPE, AND MATERIAL OF ALL MONUMENTS ARE ACCURATELY SHOWN AND THAT THE MONUMENTS WILL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION CONTROL ORDINANCE OF THE CITY OF MISHAWAKA, INDIANA.

R.L. HARNER L.S. # 910032

"I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT UNLESS REQUIRED BY LAW."
R.L. HARNER

LEGEND:

- (A) 25' WIDE ANCHOR TIE-BACK EASEMENT
- (B) MUNICIPAL STORM SEWER EASEMENT
- (C) UTILITY EASEMENT
- (D) 15' WIDE MUNICIPAL WATER EASEMENT
- (E) 1.0' WIDE NON-ACCESS EASEMENT
- (F) 10' WIDE ANCHOR TIE-BACK EASEMENT

SURVEYORS & ENGINEERS:

DANCH, HARNER & ASSOCIATES, INC.
1643 COMMERCE DRIVE
SOUTH BEND, IN. 46628
(574) 234-4003
ATTN: MICHAEL DANCH

DEED OF DEDICATION

WE THE UNDERSIGNED OWNERS, AND OR DULY AUTHORIZED REPRESENTATIVES THEREOF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY LAY OFF, PLAT, AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION CONTROL ORDINANCE OF THE CITY OF MISHAWAKA, INDIANA. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS:

MAIN STREET CORRIDOR THIRD SUBDIVISION

ALL STREETS, RIGHTS-OF-WAY, ALLEYS, FUTURE ROADWAY EASEMENTS, AND PUBLIC OPEN SPACES SHOWN AND NOT HERETOFORE DEDICATED, NOW ARE HEREBY DEDICATED TO THE PUBLIC FOR THE USES DESIGNATED HEREIN. FRONT BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE RIGHT-OF-WAY LINE OF THE STREET(S), THERE SHALL BE ERECTED OR MAINTAINED NO BUILDING OR STRUCTURE. THE AREAS OF GROUND DESIGNATED ON THIS PLAT AND MARKED AS "EASEMENTS" ARE RESERVED FOR THE USES AS DESIGNATED FOR THE USE OF THE PUBLIC UTILITIES AND INCLUDE BUT ARE NOT LIMITED TO THE INSTALLATION OF WATER AND SEWER MAINS, POLES, DUCTS, LINES AND WIRES, DRAINAGE FACILITIES, AND ACCESS FOR PRESENT OR FUTURE DEVELOPMENT, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENT HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERECTED OR MAINTAINED UPON SAID EASEMENTS OF LAND, BUT THE OWNERS OF SAID LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES, AND TO THE RIGHTS OF THE OWNERS OF THE OTHER LOTS IN THIS SUBDIVISION.

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED ARE THE OWNERS AND OR DULY AUTHORIZED REPRESENTATIVES THEREOF, THE LAND DESCRIBED IN THE PLAT HEREIN, AND THAT THEY HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE PLAT UNDER THE STYLE AND TITLE THEREON INDICATED. DATED THIS _____ DAY OF _____, 2014.

REDEVELOPMENT COMMISSION
CITY OF MISHAWAKA
600 E. THIRD STREET
MISHAWAKA, INDIANA 46544

M. GILBERT EBERHART, PRESIDENT
REDEVELOPMENT COMMISSION

JIM PINGEL, VICE PRESIDENT
REDEVELOPMENT COMMISSION

BILL BURACZEWSKI, SECRETARY
REDEVELOPMENT COMMISSION

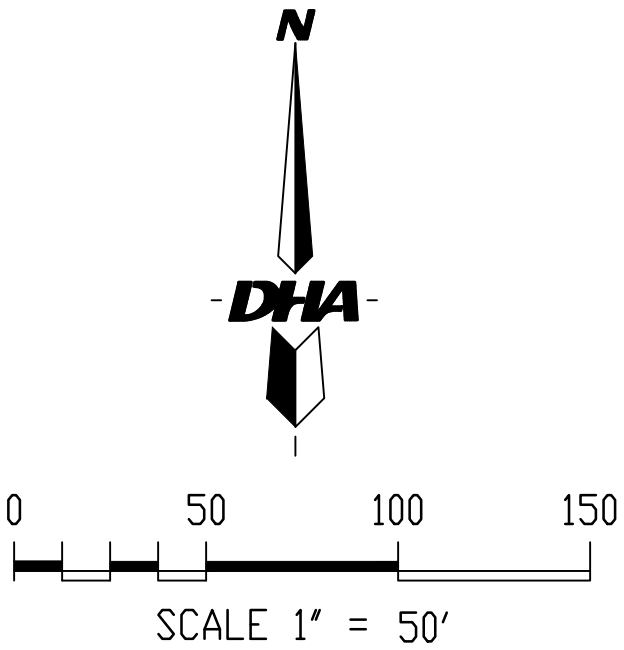
NOTARIZATION STATEMENT

STATE OF INDIANA]
COUNTY OF ST. JOSEPH]

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE NOTED PERSON(S), AND (EACH) SEPARATELY AND SEVERALLY ACKNOWLEDGED THE FOREGOING INSTRUMENT AS HIS (THEIR) VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED. WITNESS MY HAND AND NOTARIES SEAL THIS _____ DAY OF _____, 2014.

MY COMMISSION EXPIRES JANUARY 2, 2015.

MICHAEL J. DANCH
NOTARY PUBLIC
RESIDENT OF ST. JOSEPH COUNTY



REVISIONS

DATE	DRAWN BY:	DATE	BY	
3/21/13	PJH	5-31-13	PJH	Per Mishawaka comments
SCALE	CHECKED BY:	6-28-13	PJH	Per Mishawaka comments
1" = 50'		8-17-13	PJH	Tie Back easement
FILE #	PROJ. MANOR:	2-6-14	PJH	REVISED OWNERSHIP SIGNATURES
130101	SMM			

Danch, Harner & Associates, Inc.
Land Surveyors • Professional Engineers
Landscape Architects • Land Planners

Office: (574)234-4003 / (800)584-4003 • Fax: (574)234-4119
1643 Commerce Drive • South Bend, IN 46628

DHA

SHEET
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